GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Public Services – Registration & Stamps Department – certain allegations against Smt.P.Lakshmi Kumari, former Deputy Inspector General, Registration & Stamps, Kakinada, Retired from service on superannuation on 31-5-2017 – Complaint filed by Sri J.Subba Rao, S/o Nageswara Rao, R/o Valasapakala, Kakinada – Departmental proceedings under Rule 20 of the APCS (CC&A) Rules, 1991 read with Rule 9 of APRP Rules, 1980 - Article of Charges - Issued.

==========

REVENUE (VIGILANCE-II) DEPARTMENT

G.O.Rt.No.267 **Dated:21.02.2018.**

Read the following:

1.Complaint filed by Sri J.Subba Rao, S/o Nageswara Rao, R/o Valasapakala, Kakinada, dt: Nil.
2.Govt., Memo.No.32022/233/2017/Regn-I, dt:25-5-2017.
3.D&IG, R&S, AP., Vijayawada Lr.No.Vig.3/4604/2017, dt:7-8-2017.
4.Govt., Memo.No.REV-17021/24/2017-Vig.II-1, dt:19-9-2017.
5.D&IG, R&S, AP., Vijayawada Lr.No.Vig.3/4604/2017, dt:30-1-2018.
6.G.O.Ms.No.99, Revenue (Vig –II) Dept., Dated.21.02.2018.

@@@

ORDER :

In pursuance of the sanction accorded by the Government under sub-clause (i) of clause (b) of sub-rule (2) of rule 9 of the Andhra Pradesh Revised Pension Rules, 1980 for instituting departmental proceedings against Smt.P.Lakshmi Kumari, former Deputy Inspector General, Registration & Stamps, Kakinada (now Retired from service on 31-05-2017) vide G.O.Ms.No.99, Revenue (Vig.II) Department, dated.21.02.2018, it is proposed to hold an inquiry against the said Smt.P.Lakshmi Kumari, former Deputy Inspector General, Registration & Stamps, Kakinada (now Retired) in accordance with the procedure laid down in Rule 20 of the Andhra Pradesh Civil Services (Classification, Control & Appeal) Rules, 1991.

2. The substance of imputations of misconduct or misbehavior in respect of which the enquiry is proposed to be held is set out in the enclosed statement of Articles of Charge (Annexure-I). A Statement of imputations of misconduct / misbehaviour (Annexure-II). A list of documents by which and a list of witnesses by whom the proposed Articles of Charge are sustained (Annexure-III and IV).

3. Smt.P.Lakshmi Kumari, former Deputy Inspector General, Registration & Stamps, Kakinada (now Retired) is directed to submit her Written Statement of Defense within 15 days of the receipt of this order and also to state whether he desires to be heard in person.

4. She is informed that an inquiry will be held only in respect of those articles of charges as are not admitted. She should, therefore specifically admit or deny each article of charge.

5. Smt.P.Lakshmi Kumari, former Deputy Inspector General, Registration & Stamps, Kakinada (now Retired) is further informed that if she does not submit her Written Statement of Defense on or before the date specified in para-3 above, or does not appear in person before the inquiry authority or otherwise fails or refuses to comply with the provisions of Rule 20 of Andhra Pradesh Civil Services (Classification, Control & Appeal) Rules, 1991 or the orders / directions issued in pursuance of the said rules, the inquiring authority may hold the inquiry against her exparte.

Contd.,2

6. Attention of Smt.P.Lakshmi Kumari, former Deputy Inspector General, Registration & Stamps, Kakinada (now Retired) is invited to Rule 24 of the Andhra Pradesh Civil Services (Conduct) Rules, 1964, under which no Government Servant shall bring or attempt to bring any political or outside influence to bear upon any superior authority to further her interest in respect of matters pertaining to her service under the Government. If any representation is received on her behalf from another person in respect of any matter dealt with in these proceedings, it will be presumed that she is aware of such a representation and that it has been made at her instance and action will be taken against her for violation of Rule 24 of Andhra Pradesh Civil Service (Conduct) Rules, 1964.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.D.SAMBASIVA RAO
SPECIAL CHIEF SECRETARY TO GOVERNMENT (CT, EXCISE & R&S)

To
Smt.P.Lakshmi Kumari, former Deputy Inspector General, Registration & Stamps, Kakinada (now Retired) (***through*** *the Director & Inspector General, Registration & Stamps, Andhra Pradesh, Eedupugallu, Vijayawada with a request to serve the G.O. to the individual and furnish the served copy with signature and dated acknowledgement for record*)
The Director & Inspector General, Registration & Stamps, Andhra Pradesh, Eedupugallu, Vijayawada.
Copy to:
The Deputy Inspector General, Registration & Stamps, Kakinada.
SF/SC.

//FORWARDED :: BY ORDER//

SECTION OFFICER

ANNEXURE-I

STATEMENT OF ARTICLE OF CHARGE FRAMED AGAINST SMT.P.LAKSHMI KUMARI, FORMER D.I.G. (R&S), KAKINADA RETIRED FROM SERVICE ON SUPERANNUATION ON 31-5-2017

Article-I:

That the said Smt.P.Lakshmi Kumari, former Deputy Inspector General (Registration & Stamps), Kakinada now retired from service on superannuation on 31-5-2017 during the period from 07-10-2016 to 31-05-2017 issued orders recording the item of Internal Audit and Post Facto detected by the District Registrar (Market Value & Audit), Kakinada in respect of Doct.No.4383/2015 of Registrar Office (Original Branch), Rajamahendravaram in District Registrar (Market Value & Audit)/KKD/100/2016, dt:18-7-2016. The District Registrar (Market Value & Audit), Kakinada pointed Rs.96,98,750/- as deficit in her Internal Audit report, but the said deficit amount was revised in the Post Facto Spot Inspection by the then Deputy Inspector General, (Registration & Stamps), Kakinada as Rs.1,79,66,750/-. That the said Smt. P.Lakshmi Kumari, former Deputy Inspector General, (Registration & Stamps), Kakinada now retired from service on superannuation on 31-5-2017 determined the same in her review report No.IAR/67/2015, dt:25-01-2017 and 02-02-2017. Accordingly she also issued proceedings confirming Rs.1,79,66,750/- as deficit. But, the said Smt.P.Lakshmi Kumari, former Deputy Inspector General, (Registration & Stamps), Kakinada made spot inspection on the request of the parties and she closed/recorded the file in her revised proceedings No.IAR/67-1/2015, dt.4-2-2017 stating that the market value adopted by the parties in the said document is appropriate without following the system and procedure of Internal Audit, and caused loss to the Government exchequer to a tune of Rs.1,79,66,750/- and thus violated Registration Act, Rules and mandatory directions of Market Value Guidelines issued from time to time of the Commissioner and Inspector General of Registration and Stamps, Andhra Pradesh, and thereby she exhibited lack of devotion to duty which required under Rule 3 of Andhra Pradesh Civil Services (Conduct) Rules, 1964.

Thus Smt.P.Lakshmi Kumari, Former Deputy Inspector General, (Registration & Stamps), Kakinada retired from service on superannuation on 31-05-2017 by her above mentioned act has exhibited lack of integrity, devotion to duty, lack of efficiency, negligence and thereby contravened Rule 3 of Andhra Pradesh Civil Services (Conduct) Rules, 1964.

Dr.D.SAMBASIVA RAO
SPECIAL CHIEF SECRETARY TO GOVERNMENT (CT, EXCISE & R&S)

SECTION OFFICER

ANNEXURE-II

STATEMENT OF IMPUTATIONS IN RESPECT OF THE ARTICLE OF CHARGE FRAMED AGAINST SMT.P.LAKSHMI KUMARI, FORMER DEPUTY INSPECTOR GENERAL, REGISTRATION & STAMPS, KAKINADA (RETIRED).

A document purported to be a Sale deed for Rs.29,06,57,000/- was registered as No.4383/2015 for the property in Sy.No.83(P), 85(P), 86(P), 88(P) for an extent of Ac.16.98 ¼ of Jaggammavaripeta village and Ac.0.83 Cents in Sy.No.301/1(P) of Bhimavaram village belongs to Samalkota Municipality, Samalkota Sub-District by the Registrar Office (Original Branch), Rajamahendravaram, on anywhere registration basis duly got approval by the Sub-Registrar, Samalkot @ Rs.1,500/- per Sq. Yard basing on the nearest Door No.18-27.

The District Registrar (Market Value & Audit), Kakinada during the course of internal Audit for the period from dated 23-12-2015 to 31-12-2015 and detected the loss of revenue to the tune of Rs.96,98,750/-. As per the Internal Audit Report, it was remarked that "as per recitals of the document that the Door No.18-27 extent 86212.50 Sq.Yards with ACC godowns of Jaggammagaripeta and Bhimavaram Village of Sub Registrar Office, Samalkota Municipality having market value / rider rate Rs.3000/- per Sq.Yd. But, the Sub Registrar has wrongly admitted the document for registration by adopting market value rate of Rs.1500/- per sq. yd. Therefore, the Government has sustained loss of revenue in the shape of stamp duty of Rs.96,98,750/-. This document was registered by Sri M.V. Jeevan Babu, Joint Sub Registrar-I, Registrar Office (Original Branch), Rajamahendravaram on anywhere registration mode".

The then Deputy Inspector General, Kakinada Sri M.Sai Prasad spot inspected the above said property and reported in his letter No.G1/PF/485/2015, Dated:15-06-2015 that the market value of the property arrived at Rs.53,02,15,000/- based on the Door.No.15-8-26 (Majeti Nagar) which has Rs.4,000/- per sq. yd. But the party adopted wrong market value Rs.1,500/- per sq. yard instead of Rs.4,000/- per sq. yard also issued two Notices to the Parties in the said document in Notice No.G1/PF/485/2015, dt:15-03-2015 determining the Market value Rs.53,02,15,000/- and deficit duty Rs.1,79,66,750/-. He also marked a copy to the Commissioner, Industrial Development Area, Peddapuram duly requesting not to mutate the above said property in the name of Balusu Srinivasa Rao, due to suppression of facts in the Document No.4383/2015.

Accordingly Smt.P.Lakshmi Kumari, the then Deputy Inspector General, Registration & Stamps, Kakinada presently retired from service on superannuation on 31-05-2017 also issued Review Proceedings in IAR/67/2015, Dt:25-01-2017 and 02-02-2017 determining the market value Rs.53,02,15,000/- as per the above spot inspection and arrived deficit of Rs.1,79,66,750/-.

Again Smt.P.Lakshmi Kumari, the then Deputy Inspector General, Registration & Stamps, Kakinada presently retired form service on superannuation on 31-05-2017 also issued revised Proceedings in IAR/67-1/2015, Dt:04-02-2017 determining the value Rs.72,60,000/- per acre or Rs.1,500/- per square yard adopted by the parties to the document is the appropriate market value and there is no deficit found in the registration of the said document and the remarked was dropped by her.

Sri J.Subbarao, S/o Sri Nageswara Rao, H.No.3-206, Gangaraju Nagar, Valasapakala submitted a petition dt:29-05-2017 among other allegations he alleged that Smt.P.Lakshmi Kumari, former Deputy Inspector General, (Registration & Stamps), Kakinada retired from service on superannuation on 31-05-2017 recorded the item of internal Audit and

Contd.,2

Post Facto detected by Smt. G.Vijayalakshmi, District Registrar (Market Value & Audit), Kakinada in document No.4383/2015 of the Registrar Office (Original Branch), Rajamahendravaram wherein, she determined a deficit of Rs.1,74,00,000/-. The Petitioner also stated that Smt.P.Lakshmi Kumari, former Deputy Inspector General (Registration & Stamps), Kakinada retired from service on superannuation on 31-05-2017 also issued notice to the concerned parties to pay the deficit amount. The Petitioner further stated that she closed the file when the mediators contacted her and paid bribe and thus the Government sustained loss of Rs.6,96,00,000/-. In this connection an adverse news also published in Sakshi news paper Dt:03-05-2017 pertaining to the document in question.

Smt.P.Lakshmi Kumari, former Deputy Inspector General (Registration & Stamps), Kakinada now retired from service on superannuation on 31-05-2017 during the period from 07-10-2016 to 31-05-2017 issued orders recording the item of Internal Audit and Post Facto detected by the District Registrar (Market Value & Audit), Kakinada in respect of Doct.No.4383/2015 of Registrar Office (Original Branch), Rajamahendravaram in District Registrar (Market Value & Audit)/KKD/100/2016, Dt:18-07-2016. The District Registrar (Market Value & Audit), Kakinada Pointed Rs.1,79,66,750/- as deficit in her Internal Audit Report and in the post facto spot inspection. That the said Smt.P.Lakshmi Kumari, former Deputy Inspector General (Registration & Stamps), Kakinada (retired) determined the loss of Revenue of Rs.1,79,66,750/- as per Post Facto Spot Inspection of the then Deputy Inspector General (Registration & Stamps) Sri M.Sai Prasad in his Letter No.G1/PF/485/2015, Dated:15-06-2015 in her review report No.IAR/67/2015, dt:25-01-2017 and 02-02-2017. She also issued proceedings to confirming of Rs.1,79,66,750/- as deficit. But, the said Smt. P.Lakshmi Kumari, former Deputy Inspector General (Registration & Stamps), Kakinada (retired) made spot inspection on the request of the parties and she closed / recorded the file in her revised Proceedings No.IAR/67-1/2015, dt:04-02-2017 stating that the market value adopted by the parties in the said document is appropriate without following the system and procedure of Internal Audit causing loss to the Government exchequer to a tune of Rs.1,79,66,750/-.

Thus violated Registration Act, Rules and mandatory directions in this regard of the Commissioner and Inspector General of Registration and Stamps, Andhra Pradesh, Hyderabad and thus she exhibited lack of devotion to duty which required under rule 3 of Andhra Pradesh Civil Services (Conduct) Rules, 1964.

Dr.D.SAMBASIVA RAO
SPECIAL CHIEF SECRETARY TO GOVERNMENT (CT, EXCISE & R&S)

SECTION OFFICER

ANNEXURE-III

LIST OF DOCUMENTS

1) Internal Audit Report Lr.No.67/2015, Dt:13-04-2016.
2) Doct.No.4383/2015 of R.O. (O.B), Rajamahendravaram.
3) Review report of DIG, R&S, Kakinada No.IAR/67/2015, Dt:25-01-2017.
4) Review Report of DIG, R&S, Kakinada No.IAR/67/2015, Dt:02-02-2017.
5) I.A. Revised Procgs.No.IAR/67/2015, Dated:04-02-2017 of the DIG, (R&S), Kakinada.
6) Notice No.G1/PF/485/2015, Dated:15-06-2015 & 05-02-2016 of the DIG (R&S), Kakinada to the concerned parties in respect of Doct.No.4383/2015.
7) Lr.No.G1/PF/485/2015, Dt:15-06-2015 of the DIG, R&S, Kakinada addressed to the Manager, APIIC (IALA), Peddapuram – not to mutate the property .
8) Lr.No.07/D&IG/Peshi/DR/DIG/IG, Dt:12-02-2016 of the Director and Inspector General of Registration and Stamps, A.P., Hyderabad.
9) Report submitted by the District Registrar (M.V&Audit), Registration and Stamps, Kakinada vide Lr.No.DR(M.V&A)/KKD/100/2016, Dt:18-07-2016.
10) Lr.No.B-B10/APIIC/IALA/MUT/PDP/2015, Dt:18-01-2017 of the Manager, APIIC(IALA), Peddapuram.
11) Lr.No.G1/PF/485/2015,Dt:04-02-2017 of the DIG, R&S, Kakinada addressed to the Manager APIIC(IALA), peddapuram-mutation.
12) Complaint filed by Sri J.Subbarao, R/o Kakinada.
13) News item in Sakshi news Paper dt:03-05-2017.
14) Report to Special Chief secretary to Government (Revenue (Regn.I) Department, A.P., Secretariat, Amaravathi Lr.No.Vig.3/4604/2017, Dt:07- 08-2017 of the Director and Inspector General of Registration and Stamps, A.P., Vijayawada.
15) Market Value Guidelines copy of Jaggammagaripeta and Bhimavaram of Samalkota Municipality.
16) Spot Inspection Report of DIG (R&S), Kakinada, Dated:03-02-2017.

Dr.D.SAMBASIVA RAO
SPECIAL CHIEF SECRETARY TO GOVERNMENT (CT, EXCISE & R&S)

SECTION OFFICER

ANNEXURE-IV

LIST OF WITNESSES TO BE EXAMINED

1. Sri J.Subbarao S/o Sri Nageswara Rao, H.No.3-206, Gangaraju Nagar, Valasapakala, Kakinada.
2. Smt.P.Vijayalakshmi, District Registrar (Market Value & Audit), Kakinada.
3. Sri M.Sai Prasad, Deputy Inspector General (Registration & Stamps), Kakinada (Retired).
4. Concerned parties to the document.

Dr.D.SAMBASIVA RAO
SPECIAL CHIEF SECRETARY TO GOVERNMENT (CT, EXCISE & R&S)

SECTION OFFICER